



Order Filed on May 24, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT DISTRICT OF NEW JERSEY	
Caption in Compliance with D.N.J. LBR 9004-2(c) MILSTEAD & ASSOCIATES, LLC By: Andrew M. Lubin Atty. ID: AL0814 1 E. Stow Road Marlton, NJ 08053 (856) 482-1400 File No. 219585 Attorneys for Movant: Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A	
In Re:	Case No.: 19-10880-VFP Chapter 11
William J. Focazio	Hearing Date: May 21, 2019 Time: 10:00 a.m. Judge: Vincent F. Papalia

ORDER VACATING AUTOMATIC STAY

The relief set forth on the following pages, number two (2) through two (2) is hereby
ORDERED

DATED: May 24, 2019



Honorable Vincent F. Papalia
United States Bankruptcy Judge

Upon the motion of Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A under Bankruptcy Code section 362(a) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant's rights in the following:

Real property more fully described as:

43 Inlet Drive, Point Pleasant Beach, NJ 08742

ORDERED that Movant shall be permitted to communicate with the Debtor and Debtor's counsel to the extent necessary to comply with applicable nonbankruptcy laws; and it is further

ORDERED that all communications sent by Secured Creditor in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtor; and it is further

ORDERED that the Movant may join the Debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

Certificate of Notice Page 3 of 3
 United States Bankruptcy Court
 District of New Jersey

In re:
 William J Focazio
 Debtor

Case No. 19-10880-VFP
 Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
 Form ID: pdf903

Page 1 of 1
 Total Noticed: 3

Date Rcvd: May 28, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 30, 2019.

db	+William J Focazio,	101 Fox Hedge Road,	Saddle River, NJ 07458-2715
aty	+Roper & Thyne, LLC,	Roper & Thyne, LLC,	77 Jefferson Place, Totowa, NJ 07512-2614
aty	+Scura, Wigfield, Heyer, Stevens & Cammarota, LLP,	1599 Hamburg Turnpike,	PO Box 2031, Wayne, NJ 07470, 9 07474-2031

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 30, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 28, 2019 at the address(es) listed below:

Andrew J. Pincus on behalf of Creditor SB One Bank f/k/a Community Bank of Bergen County, N.J. ap@seidmanllc.com
 Andrew M. Lubin on behalf of Creditor Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A bkecf@milsteadlaw.com, alubin@milsteadlaw.com
 Brian E Caine on behalf of Creditor U.S. Bank National Association, not in its individual capacity but solely as Trustee for the RMAC Trust, Series 2016-CTT bcaine@parkermccay.com, BKcourtntices@parkermccay.com
 Daniel F. Corrigan on behalf of Creditor First Commerce Bank dcorrigan@windelsmarx.com, mslama@windelsmarx.com
 David B. Grantz on behalf of Creditor Provident Bank f/k/a The Provident Bank dgrantz@meyner.com, ckelly@meyner.com
 David L. Stevens on behalf of Debtor William J Focazio dstevens@scuramealey.com, ecfbkfilings@scuramealey.com; dsklar@scuramealey.com; mmack@scura.com; lrichard@scura.com; jesposito@scuramealey.com
 David S. Catuogno on behalf of Creditor Oritani Bank david.catuogno@klgates.com
 Edward A. Phillips ephillips@getzlerhenrich.com
 Jerrold S. Kulback on behalf of Creditor Fulton Bank of New Jersey jkulback@archerlaw.com
 Kevin Gordon McDonald on behalf of Creditor PNC BANK, NATIONAL ASSOCIATION kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com
 Maria Arnott on behalf of Creditor SB One Bank f/k/a Community Bank of Bergen County, N.J. ma@seidmanllc.com
 Matthew Patrick Dolan on behalf of Creditor Provident Bank f/k/a The Provident Bank mdolan@meyner.com
 Mitchell Hausman on behalf of U.S. Trustee U.S. Trustee Mitchell.B.Hausman@usdoj.gov
 Philip Seth Rosen on behalf of Creditor BANK OF AMERICA, N.A. prosen@zeklaw.com
 Sydney J. Darling on behalf of Trustee Edward A. Phillips sdarling@walsh.law, mvargas@walsh.law
 U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 16